RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31031
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130018676 DEEDWARRSP
Recvd: 03/07/13 09:44 2 pgs
Fees:13.00 Taxes:1554.00
20130307-0022722

This Instrument Prepared By
Murfree & Murfree, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Ken Hinman
2812-A Vaulx Lane
Nashville, TN 37204

Send Tax Bills To:

F & M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

Tax Map & Parcel: 118-2-D-1.00 CO

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **LAND DEVELOPMENT.COM, INC.**, a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto **KEN HINMAN**, his heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee being Unit A together with the appurtenances private elements for Unit A and common elements for the Townhomes on Vaulx Lane, a horizontal property regime with private elements, established by Master Deed of record in Instrument No. 20080506-0046795 as corrected by Instrument recorded in Instrument No. 20080514-0049676, Register's Office of Davidson County, Tennessee, said Unit A being depicted on the Site Plan attached as "Exhibit B" to the said Master Deed, and being located on Lot No. 28 on the Map of the First Subdivision of the W.T. Berry Estate, Section 2, as of record in Book 1130, Page 8, said Register's Office.
>
> Being the same property conveyed to Land Development.Com, Inc, by Deed of record in Instrument No. 20130307-0022721, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees their heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to convey the same

and that the same is unencumbered, except the 2013 property taxes, which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and representatives, to forever warrant and defend the title to said real estate unto the said grantee as trustee with full power to sell, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 28th day of Feb., 2013.

LAND DEVELOPMENT.COM, INC.

By: _____
Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of LAND DEVELOPMENT.COM, INC., the within named bargainor, a Tennessee Corporation, and he as such President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the Corporation by himself as such President.

WITNESS MY HAND and official seal at my office on this the 28th day of February, 2013.

_____
Notary Public

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 5/16/13

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 6th day of March, 2013.

_____
Notary Public

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires NOV. 3, 2015